

WISTERIA PARK HOME OWNERS ASSOCIATION

C/O Argus Property Management Inc.
2477 Stickney Point Road # 118A, Sarasota

Board of Directors Meeting
Christ Episcopal Church 4030 Manatee Ave. W.
Bradenton, FL 34239
March 28th, 2016, 4pm

MINUTES

Directors Present: Gail Larose, Robert Harcourt, Mike Zelle (unable to attend) Barbara Morsch and Chris Boyan. Steve Brockenshire of Argus Property Management was present.

Determination of a Quorum: A quorum was determined to be present.

Call to Order: The meeting was called to order at 4pm by the Treasurer Robert Harcourt. The chairman for the meeting was Robert Harcourt.

1. Approval of the Minutes of the February 26th, 2016 meeting. A motion by Mike Zelle and seconded by Gail Larose to approve the said Minutes. Passed unanimously.
2. Report of CAI seminar tabled to next meeting.
3. Presidents report: none
4. Secretary report: none
5. ARC report: one item approved with provisos to be communicated to applicants by the Property Manager.
6. Violations: There was a discussion of a pet violation with the Secretary to provide the language for the violation to the Property Manager.
7. Manager's Report: Steve Brockenshire provided a sample report which will contain a list of requests from owners, action taken and disposition.
8. Landscape report: none
9. Owners comments: A number of owners addressed many issues which were taken under advisement by the Board.
10. Handyman contract: A motion to accept the Handyman contract was made by Gail Larose and seconded by Mike Zelle. The motion carried unanimously.
11. Ficus tree replacement: A discussion was led by Mr. Harcourt reviewing the proposed removal of Ficus trees. A proposal for the work by Island Trees was presented. A motion to approve the Island Trees contract for removal and replacement with alternative plantings was made by Mike Zelle and seconded by Gail Larose. The motion carried unanimously.
12. Truscapes proposal: A motion was made by Gail Larose and seconded by Mike Zelle to approve the proposal. Motion carried unanimously.
13. Rule Amendment: Notice having been given of a proposed rule amendment a motion was made by Mike Zelle and seconded by Gail Larose to adopt the following amendment "26.

Ponds in Wisteria Park shall NOT be used for recreational purposes, for example, fishing ,boating, kayaking, swimming, etc.” The motion was carried unanimously.

14. Accountants review: Mr. Harcourt presented the accountants review and subject to one change. Mr. Harcourt made a motion to accept the Review and it was seconded by Mike Zelle. Motion carried unanimously.
15. Future Business: An Insurance review is to be set up, review disaster plan and pool gazebo walkway lighting and security cameras to be examined.
16. Adjournment: A Motion was made by Gail Larose and seconded by Robert Harcourt to adjourn the meeting. Motion carried unanimously.